

**ORDINANCE 7975
PAMPHLET**

**PC 21-19: 23 W. MAPLE STREET
VICTORIAN COTTAGE MUSEUM CONDITIONAL USE**



PUBLISHED IN PAMPHLET FORM THIS 20TH DAY OF AUGUST 2021, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.

Elizabeth Brezinski

Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 7975

**AN ORDINANCE GRANTING AN AMENDMENT TO ORDINANCE
6631 AND 6979 FOR CONDITIONAL USES PURSUANT TO
TITLE 15, 155.407 (C) OF THE LOMBARD ZONING ORDINANCE
FOR A CULTURAL FACILITY (MUSEUM)
AND COMPANION VARIATIONS**

(PC 21-19: 23 W. Maple Street)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property, as described in Section 2 below, is zoned R2 Single-Family Residence District; and,

WHEREAS, an application has been filed requesting approval of a conditional use pursuant to Title 15, Chapter 155, Section 155.407 (C)(3) of the Lombard Village Code to allow for a cultural facility/institution (museum); and,

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Section 155.210 (A)(3)(b) to allow a twenty-six foot high accessory structure; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Section 155.210(B)(1)(a) to allow a single accessory building in a residential district to exceed ten percent of the zoning lot; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Section 155.210(B)(1)(a) to allow the combined area of all accessory buildings to exceed the ground floor area of the principal structure; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Section 155.210(B)(2)(a) to allow a three (3) foot interior side yard setback for an accessory structure; and

WHEREAS, said application also requests approval of a variation to Title 15, Chapter 155, Sections 155.407(J) and 155.602(C) to allow for zero off-street parking spaces; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 19, 2021, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the petition as described herein, subject to three (3) conditions; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the following relief is hereby granted for the Subject Property, as described in Section 2 below, subject to the conditions set forth in Section 3 below:

1. A conditional use per Section 155.407(C)(3) of the Zoning Ordinance to allow for a cultural facility/institution (museum);
2. A variation from Section 155.210(A)(3)(b) to allow a twenty-six (26) foot high accessory structure;
3. A variation from Section 155.210(B)(1)(a) to allow a single accessory building in a residential district to exceed ten percent of the zoning lot;
4. A variation from Section 155.210(B)(1)(a) to allow the combined area of all accessory buildings to exceed the ground floor area of the principal structure;
5. A variation from Section 155.210(B)(2)(a) to allow a three (3) foot interior side yard setback for an accessory structure; and
6. A variation from Sections 155.407(J) and 155.602(C) to allow for zero off-street parking spaces.

SECTION 2: That this Ordinance is limited and restricted to the property located at 23 W. Maple Street, Lombard, Illinois and legally described as follows:

Lot 1 IN THE RESUBDIVISION OF LOT 6 IN BLOCK 27 IN TOWN OF LOMBARD, IN SECTIONS 5, 6, 7 AND 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 29, 1919 AS DOCUMENT 138040 IN DUPAGE COUNTY, ILLINOIS.

Parcel Number: 06-07-217-005; (the "Subject Property").

SECTION 3: This ordinance shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the space in substantial conformance with the site plan and the Flint Architects plans and elevations made a part of this petition;

2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report; and
3. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2021.

First reading waived by action of the Board of Trustees this 19th day of August, 2021.

Passed on second reading this 19th day of August, 2021, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Dudek, Honig, Militello and Bachner

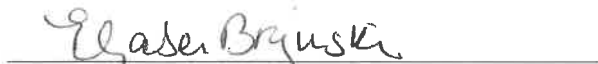
Nays: None

Absent: None

Approved by me this 19th day of August, 2021.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 20th day of August, 2021.


Elizabeth Brezinski, Village Clerk